



**GRASSROOTS**  
REALTY GROUP

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**49 Shawbrooke Close SW**  
**Calgary, Alberta**

**MLS # A2211759**



**\$699,999**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Welcome to one of the most desirable communities in Calgary SW—Shawnessy! This beautifully renovated 4-bedroom, 3.5-bath home offers over 2,400 sqft of thoughtfully designed living space on a quiet street with a sunny south-facing backyard. The main floor features a stunning upgraded kitchen with a LARGE ISLAND, MODERN BACKSPLASH, PANTRY, WOOD STAIRS, and spacious dining and laundry areas. Upstairs, enjoy three generous bedrooms including a luxurious primary suite with a WALK-IN CLOSET and a 4-PIECE ENSUITE complete with a JACUZZI SOAKER TUB and SHOWER. The fully finished basement impresses with HEATED BATHROOM FLOORS, a GIANT SHOWER, LED LIGHTING, a LARGE 4TH BEDROOM, DEDICATED OFFICE, and a MEDIA ROOM. Elegant WIDE PLANK LAMINATE FLOORING runs throughout, with numerous upgrades including ALL WINDOWS AND PATIO DOOR (2019), ENHANCED ROOF INSULATION (2019), NEW ROOF AND RIGHT-SIDE SIDING (2022), UPSIZED BASEMENT BEDROOM WINDOWS, and RECENTLY REPLACED CARPETS. The HEATED GARAGE features CUSTOM SHELVEING and a SEPARATE PANEL. Outdoor highlights include a SUNROOM, LARGE PATIO, WATERFALL, MATURE LANDSCAPING, and FIRE PIT. Ideally located near top-rated schools, SHAWNESSY SHOPPING CENTRE, COSTCO, BUFFALO RUN, and just 20 minutes from downtown Calgary and 40 minutes to the mountains, with quick access to MACLEOD TRAIL and the SOUTHWEST RING ROAD. Don't miss this exceptional Shawnessy gem—schedule your private showing today!